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24 May, 2024

To: Samson Chua | SouthWest El Sol Investments LLC  
7250 Palo Alto Avenue  
Yucca Valley, CA, 92284  
chua@agenceouvray.com

Re: Site Visit to assess 7250 Palo Alto Avenue, San Bernardino County APN 0595-282-03

Hello Mr. Chua,

We present here the results of a site visit on 22 May, 2024 to assess the biological resources and habitat quality of San Bernardino County parcel APN 0595-282-03 on 7250 Palo Alto Avenue, in the town of Yucca Valley, CA. The parcel is located on the Yucca Valley South 7.5' USGS quad, in Township 01 North, Range 05 East (Figures 1 and 2). The lot corners are marked with surveyor's lathe and lot corner monuments were located and intact. San Bernardino County Assessor's files indicate the property is 0.51 acres in size. We found the property currently contains no structures. It is situated within a residential neighborhood, and is bounded directly by a paved surface street (Palo Alto Ave.) to the west, occupied residential buildings to the north and east, and a vacant lot to the south.

The terrain on site is characterized as largely flat, sandy loam soils, and there are no natural drainages present. There are currently no structures on the property. Vegetation on the lot is a mix of remnant Joshua tree woodland and creosote-ambrosia desert scrub (Sawyer 2009; see Photos Figures 3 through 6). There are two mature western Joshua trees (*Yucca brevifolia*) located on the property. These plants are afforded protected status by state law, and the individuals on site have been located and assessed by professionals in separate reports. For reference, we include photos and brief descriptions of the Joshua trees in this memo, following the naming convention in the registered arborist report (Photos Figure 7 and 8).

The entirety of the property was surveyed by an experienced desert biologist on foot for signs of additional sensitive plant and animal species. The biologist walked meandering transects to investigate all points of interest, but did not complete protocol level surveys as these would entail an unnecessary level of effort given the small acreage and location of the property within a developed neighborhood. The timing of the site visit coincided with the active season for high desert biota (late spring blooming season, nesting bird period, desert tortoise active period). The biologist also completed a thorough inspection of stacked fencing material present on site.

The site does not present as favorable habitat for Burrowing Owl (*Athene cunicularia*), Mojave desert tortoise (*Gopherus agassizii*), desert kit fox (*Vulpes macrotis arsipus*), or American badger (*Taxidea taxus*) due to its location within a developed residential neighborhood and the corresponding levels of human activity, presence of domestic dogs, and lack of suitable foraging habitat in the area. There were few burrows of any sort, and the ones that were noted were small holes associated with California ground squirrels (*Otospermophilus beecheyi*) and cottontail rabbits (*Sylvilagus audubonii*). There were four (4) bird species noted during the site visit, and these are listed in Table 1. All shrubs and trees were inspected for signs of current nesting activity, and no nests were observed. The biologist also specifically inspected the ground beneath all larger shrubs and trees on site, and did not record any pellets or extensive whitewash stains. It is therefore unlikely there are any significant roost sites.

Apart from the two previously recorded Joshua trees, there were no additional sensitive plant species recorded during the site assessment. The survey was conducted in the later stages of a strong spring bloom season, and it is unlikely that sensitive plants would have been missed, given the favorable conditions for vegetation growth. A list of all plants recorded on the property is contained in Table 2.

In sum, two western Joshua trees are present, however there were no other sensitive plant or animal species recorded on the 0.51 acre property. Therefore, residential development on this parcel need not present immediate impacts to sensitive native flora or fauna, provided the mitigation buffers for the Joshua trees are installed and respected during construction.

#### **Additional Notes and Disclaimers:**

This memo does not constitute a fully CEQA-compliant Biological Assessment; however, such an undertaking may not be necessary in this case. The lot is small in size, and was surveyed by an experienced (15+ yrs.) desert biologist who routinely completes such reporting for larger, commercial projects located in more sensitive habitat.

It is noted here that no individual or company involved in the fieldwork and development of this memo has a financial interest in any permitting or planned development of the parcel in question.

**Statement of Qualifications:**

Wilder Ecological Consulting, Inc. is a southern CA-based environmental consulting firm. We specialize in projects involving desert tortoise and other sensitive desert plants and animals in the US Southwest. Our core staff collectively have over 30 years of experience working in the Mojave Desert and are routinely approved by USFWS and California Fish and Wildlife to provide biological surveys and construction monitoring for sensitive plant and animal species.

The biologist conducting this site visit was Nate Jones, who has 17 years' experience in the Mojave desert specifically.

You may learn more about our work at: [www.wilderecological.com](http://www.wilderecological.com)

We appreciate the opportunity to assist you in your project. Please do not hesitate to contact me if you should have any questions regarding this memo.

Regards,

A handwritten signature in black ink, appearing to read 'Nate Jones', with a stylized flourish at the end.

Nate Jones  
Principal Biologist  
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c: 831-227-4197

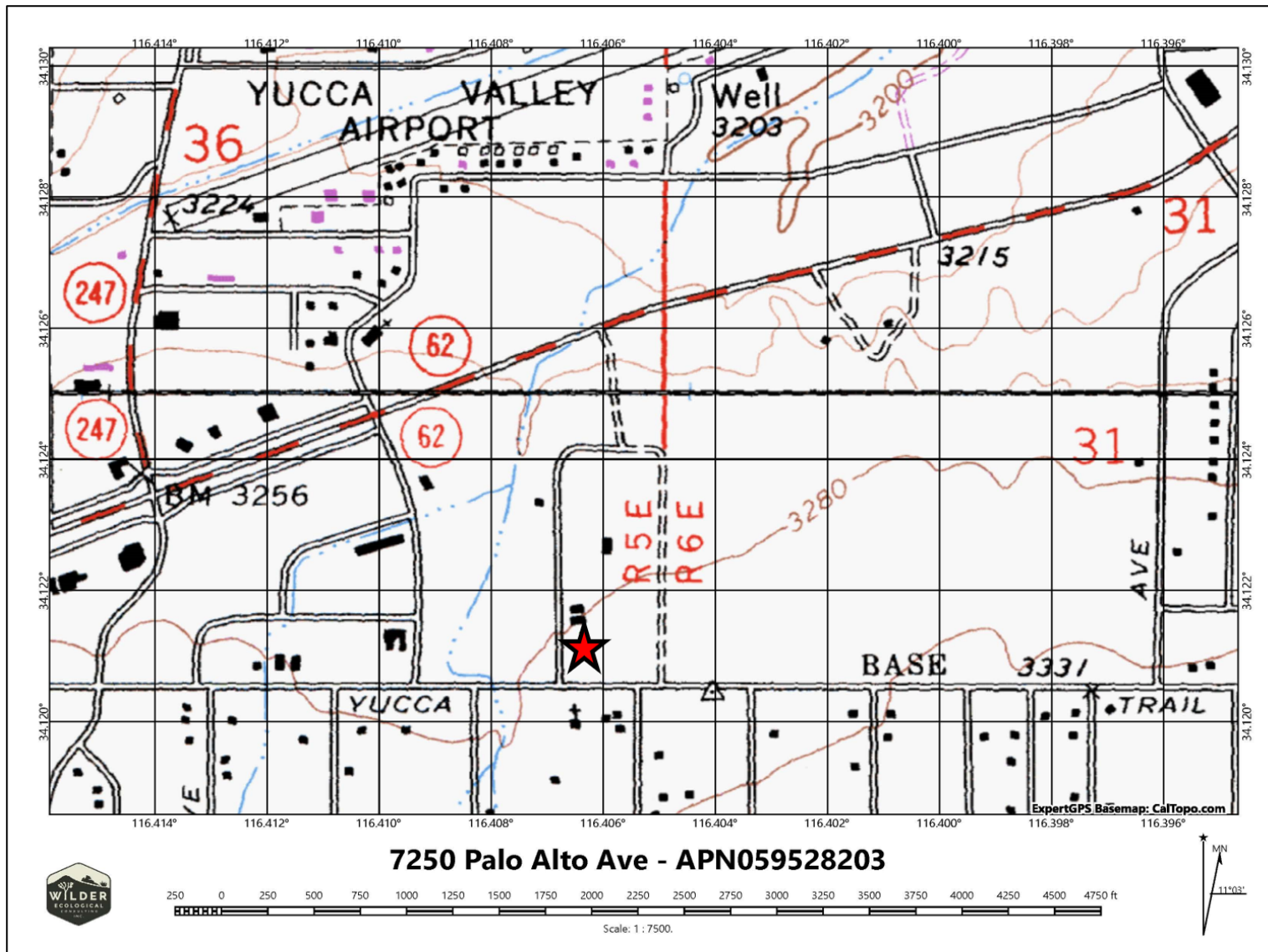
**Table 1.** Bird species recorded during site visit to APN 0595-282-03 on 22 May, 2024.

Common Name – Scientific Name	Location	Detection
Say's Phoebe – <i>Sayornis saya</i>	On Site	Sight
House Finch – <i>Haemorhous mexicanus</i>	On Site	Sight
Common Raven – <i>Corvus corax</i>	Nearby (<100m)	Sight
Eurasian Collared Dove – <i>Streptopelia decaocto</i>	Nearby (<100m)	Sound

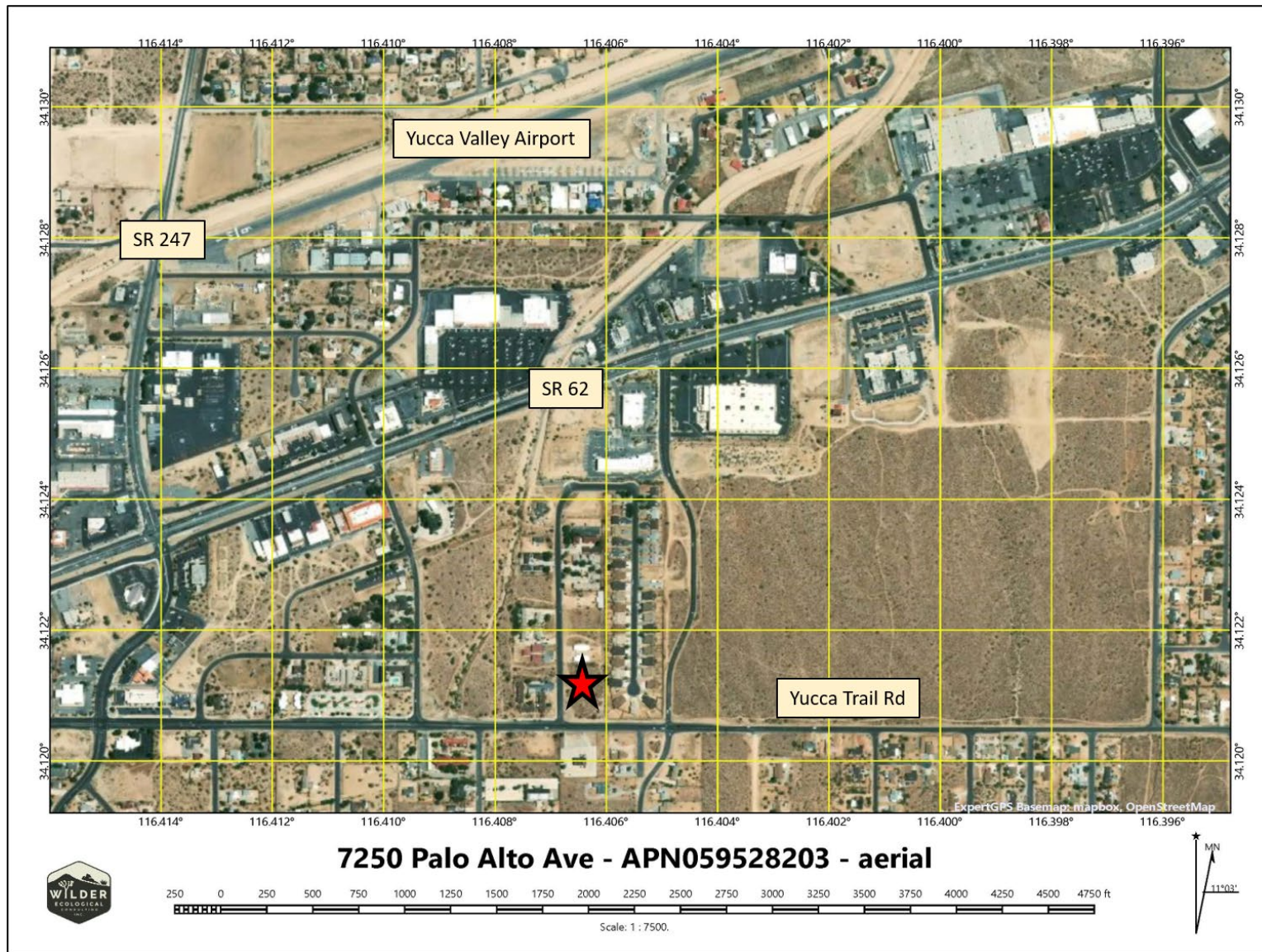
**Table 2.** Plant species recorded during site visit to APN 0595-282-03 on 22 May, 2024.

Scientific Name	Common Name	Notes
<i>Ambrosia dumosa</i>	Burrow weed	
<i>Bromus rubens</i>	Red brome	Non-native grass
<i>Chamaesyce albomarginata</i>	Rattlesnake weed	
<i>Coleogyne ramosissima</i>	Blackbrush	
<i>Ephedra nevadensis</i>	Nevada ephedra	
<i>Ericameria cooperi</i>	Coopers goldenbush	
<i>Eriogonum fasciculatum</i>	Mojave desert California buckwheat	
<i>Erodium cicutarium</i>	Red stemmed filaree	Non-native invasive
<i>Larrea tridentata</i>	Creosote bush	
<i>Lycium andersonii</i>	Anderson thornbush	
<i>Oenothera californica</i>	California evening primrose	
<i>Phoradendron californicum</i>	California mesquite mistletoe	
<i>Salsola tragus</i>	Russian thistle	Non-native invasive
<i>Schismus barbatus</i>	Mediterranean grass	Non-native grass
<i>Scutellaria mexicana</i>	Mexican bladder sage	
<i>Senegalia greggii</i>	Catclaw acacia	
<i>Sisymbrium irio</i>	London rocket	Non-native mustard
<i>Sphaeralcea ambigua</i>	Desert mallow	
<i>Stipa speciosa</i>	Desert needle grass	
<i>Tetradymia stenolepis</i>	Narrow scaled felt thorn	
<i>Yucca brevifolia</i>	Joshua tree	Protected plant; WJTCA*

\*California Western Joshua Tree Conservation Act: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213498&inline>



**Figure 1.** USGS topographic map for the location of 7250 Palo Alto Ave. (APN 0595-282-03) in relation to the town of Yucca Valley, CA. Property is located on the USGS 7.5' Yucca Valley South quadrangle in Township 01 North, Range 05 East, at an elevation of approximately 3,280 feet above mean sea level.



**Figure 2.** Aerial map of the location and vicinity of 7250 Palo Alto Ave. (APN 0595-282-03) in relation to the town of Yucca Valley, CA.



**Figure 3.** Overview of 7250 Palo Alto Ave. site at APN 0595-282-03, San Bernardino County, CA. View from NE corner.



**Figure 4.** Overview of 7250 Palo Alto Ave. site at APN 0595-282-03, San Bernardino County, CA. View from NW corner.





**Figure 5.** Overview of 7250 Palo Alto Ave. site at APN 0595-282-03, San Bernardino County, CA. View from SW corner.



**Figure 6.** Overview of 7250 Palo Alto Ave. site at APN 0595-282-03, San Bernardino County, CA. View from SE corner.



**Figure 7.** Western Joshua tree JT01 located on APN 0595-282-03 in San Bernardino County, CA. This plant is 11' in height and in healthy condition. For precise location see site surveys and plans submitted.



**Figure 8.** Western Joshua tree JT02 located on APN 0595-282-03 in San Bernardino County, CA. This plant is 11'8" in height and in healthy condition. It has approximately 20 clonal shoots growing from the base of the plant. For precise location see site surveys and plans submitted.